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THOMPSON LAND ENGINEERING, LLC

Land Planning, Site Design, Subdivision Engineering

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January 9, 2008

## Late Backup

Ms. Wendy Rhoades  
Watershed Protection and Development Review  
City of Austin  
P.O. Box 1088  
Austin, Texas 78765

**RE:   Zoning Case C14-2007-0226  
      3.01 Acres at 7206 Stoneleigh Place  
      Withdrawing of request for zoning change**

Dear Ms. Rhoades:

On behalf of the owner, this letter is to notify you of their withdrawal of the request to have the property at 7206 Stoneleigh Place rezoned from SF-2 to SF-3. The owner no longer wishes to pursue the request.

Thank you for your attention to this matter. If you have any questions or need further information, please call me at 512-402-9484.

Sincerely,

THOMPSON LAND ENGINEERING, LLC

Robert C. (Ric) Thompson, M.S., P.E., C.F.M.  
President

- 10. Rezoning: C14-2007-0211 - Clear Water**  
 Location: 5701-5725 Diehl Trail, Walnut Creek Watershed  
 Owner/Applicant: Milwood Land Acquisition, LP (Wayne Harris)  
 Agent: Alice Glasco Consulting (Alice Glasco)  
 Request: GO-MU-CO to MF-4  
 Staff Rec.: **Recommendation of MF-4-CO**  
 Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us  
 Neighborhood Planning and Zoning Department

***APPROVED MF-4-CO WITH ADDED CONDITIONS AS READ IN BY STAFF.  
 [K.JACKSON, S.HALE 2<sup>ND</sup>] (7-0) J.MARTINEZ – LEFT EARLY***

- 11. Rezoning: C14-2007-0226 - Stoneleigh Zoning**  
 Location: 7206 Stoneleigh Place, Onion Creek Watershed  
 Owner/Applicant: Gillfin & McSpadden Ventures L.P. (Sam McSpadden)  
 Agent: Ric Thompson  
 Request: SF-2 to SF-3  
 Staff Rec.: **Recommended**  
 Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us  
 Neighborhood Planning and Zoning Department

***DENIED STAFF'S RECOMMENDATION FOR SF-3 ZONING.  
 [T.RABAGO, S.HALE 2<sup>ND</sup>] (7-0) J.MARTINEZ – LEFT EARLY***

### **SUMMARY**

*Wendy Rhoades, staff, gave staff presentation*

*Ric Thompson, agent – There are 4 existing lots and will only have 1 driveway, it is ready to be built on right now, but the owner got a lot of feedback about the use*

*Commissioner Hammond – Did I hear you correct, there's only going to be 1 driveway to connect all 4 lots?*

*Mr. Thompson – That's correct*

### **FAVOR**

*No speakers*

### **OPPOSITION**

*Vicki Black, resident – Spoke in opposition, expressed concerns regarding the density in the area. Ms. Black feels that the proposed project does not fit the character of the neighborhood.*

*Commissioner Hammond – Are there any new playscapes etc in the park?*

*Ms. Black – Yes, it's always been there*

*Commissioner Rabago – Do you have other duplexes or fourplexes in your area or neighborhood?*

*Ms. Black – No, there are some on Blue Dawn, towards William Cannon, not nearby*

*Commissioner Shieh – Is the area primarily owner occupied or is it mainly rentals?*

*Ms. Black – Those are single-family homes owned.*

*Commissioner Shieh – Just to make you aware, where you see SF-3 on the map, those could eventually become duplexes in the future*

*Ms. Black – The map that I'm looking at I only see SF-2 on it; I do not see SF-3.*

*Commissioner Shieh – In front of Langford Elementary, there is SF-3, those homes can become duplexes.*

*Commissioner Rabago – I don't think those lots are large enough for duplexes*

*Commissioner Hale – It is SF-2 south of that park and a little bit of spot zoning on the other side*

*Richard Black, resident – We've lived in the subdivision since 1995, the SF-3 is behind the school, the rest is SF-2, no duplexes.*

### REBUTAL

*Mr. Thompson – The owner is only seeking zoning, he does not know what is going to be built there. He is not sure if it'll be duplexes or homes*

*Commissioner Hammond – Will he consider some fencing?*

*Mr. Thompson – I'm sure he'll be okay with fencing under a restrictive covenant.*

*Commissioner Baker – Is there any environmental features or floodplain that prohibits any development on this site?*

*Mr. Thompson – No.*

*Commissioner Baker – How long has your client owned this property?*

*Mr. Thompson – Seven years.*

*Commissioner Rabago and Jackson moved to close the public hearing.*

*Commissioner Rabago – Moved to deny staff's recommendation*

Facilitator. John McDonald, 974-9795

City Attorney. Clark Cornwell, 974-6482, Sharon Smith, 974-7773

*Commissioner Hale – Second the motion.*

*Commissioner Baker – The motion is to deny SF-3.*

*Motion carried (7-0)*

**12. Rezoning: C14-2007-0227 - Rio Vista**  
 Location. Southeast intersection of South Quinlan Park Road and Selma Hughes Park Road, Lake Austin Watershed  
 Owner/Applicant. TR Vista Preserve, LLC (W.T. Field)  
 Agent: C. Faulkner Engineering (Casey Giles)  
 Request: DR to SF-2  
 Staff Rec.. **Recommendation of SF-2-CO**  
 Staff: Jorge E. Rousselin, 974-2975, jorge.rousselin@c1.austin.tx.us  
 Neighborhood Planning and Zoning Department

***APPROVED STAFF'S RECOMMENDATION OF SF-2-CO ZONING; BY CONSENT.  
 [K.JACKSON, J.SHIEH 2<sup>ND</sup>] (7-0) J.MARTINEZ – LEFT EARLY***

**13. Rezoning: C814-06-0202 - PIER Partners**  
 Location. 1703 River Hills Road, Lake Austin Watershed  
 Owner/Applicant. Pier Partners LP, (Eric Moreland)  
 Agent: Clark, Thomas & Winters, PC (John Joseph)  
 Request: CS-1 and LA to PUD  
 Staff Rec.. **Not Recommended - Alternate recommendation of CR-CO;  
 PUBLIC HEARING CLOSED**  
 Staff: Jorge E. Rousselin, 974-2975, jorge.rousselin@c1.austin.tx.us  
 Neighborhood Planning and Zoning Department

***APPROVED PUD ZONING WITH ADDED CONDITIONS OF:***

- ***WESTON DRIVE LIMITED TO EMERGENCY VEHICLE ACCESS ONLY;***
- ***20 BOAT SLITS;***
- ***35-FEET MAXIMUM HEIGHT LIMIT;***
- ***MITIGATION TRACT ACQUIRED BEFORE CITY COUNCIL;***
- ***NO WATER SIDE OR DOCK SIDE FUELING;***
- ***20% IMPERVIOUS COVER;***
- ***RESTAURANT LOCATION ON SAME FOOTPRINT (CLOSE TO LAKE)***
- ***A MAXIMUM OF 144 BOATS;***
- ***2000 VEHICLE TRIPS PER DAY;***
- ***WATER QUALITY AS PROPOSED BY APPLICANT***

***[S.HALE, J.SHIEH 2<sup>ND</sup>] (5-2) C.HAMMOND, T.RABAGO – NAY; J.MARTINEZ – LEFT EARLY***